

RUGGED OAKS INVESTMENT, LLC,  
Plaintiff,  
vs.  
EILEEN NELSON; et al.,  
Defendants.

Case No.: 2:15-CV-00240-APG-CWH

VS.

EILEEN NELSON; et al.,  
Defenda

## STIPULATION AND ORDER

COMES NOW, Plaintiff RUGGED OAKS INVESTMENT, LLC, by and through its attorney, Stephanie Cooper, Esq. of the Aldrich Law Firm, Ltd. and Defendant, LNV Corporation, by and through its attorney, Kelly L. Schmitt, Esq., and stipulates and agree as follows:

That based on discovery performed in the above-captioned case, it has been determined that the David Nelson which LNV Corporation has a judgment against is not the same David Nelson that was identified in the above-captioned litigation as the former husband of Eileen Nelson who owned the subject property prior to foreclosure. Accordingly, the judgment lien on file with the Clark County Recorder's Office as Book Number 20140404 Instrument Number 0000601 is not against the subject property.

That Defendant LNV Corporation claims no present or future legal interest, either actual or possessory, in the property located at 5771 Magini Avenue, Las Vegas, Nevada 89141 (APN: 176-36-212-032).

1 The purpose of a quiet title action is to adjudicate adverse interests of the parties and as there  
2 is no adverse interest between Plaintiff and this Defendant, the Complaint as between these parties  
3 quiets the title in the name of Plaintiff as to any claims regarding the interest in the real property  
4 with each party to bear their own fees and costs.

5 This Defendant reserves all rights to apply for, receive or contest any and all excess  
6 proceeds which are determined to be available or otherwise disbursed.

7 IT IS SO STIPULATED.

8 Dated this 29<sup>th</sup> day of January, 2016.

9  
10 **ALDRICH LAW FIRM, LTD.**

**SYLVESTER & POLEDNAK, LTD.**

11 /s/ Stephanie Cooper  
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*Attorney for Defendant LNV Corporation*

17 **ORDER**

18 Having reviewed the foregoing Stipulation, the Court finds that a judgment of quiet title is in  
19 favor of Plaintiff as to the claims of quiet title in and between Plaintiff and the stipulating  
20 Defendant, LNV CORPORATION.

21 **IT IS SO ORDERED.**

22 Dated: February 3, 2016.

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UNITED STATES DISTRICT COURT JUDGE